

**MARKED AGENDA
ZONING REVIEW BOARD
MARCH 11, 2010
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES:

1. **U-10-01-** An Ordinance granting a Special Use Permit pursuant to Section 16-34.007 (1) (m) for a **POOL ROOM/BILLIARDS PARLOR**, property located at **1133 Huff Road, N.W.**, fronting approximately 480 feet on the north side of Huff Road and approximately 375 feet on the east side of Ellsworth Industrial Boulevard. Depth: varies. Area: 5.76 acres. Land Lot 188, 17th District, Fulton County, Georgia.
APPLICANT: MICHAEL C. RABB
OWNER: AARON GOLDMAN
NPU-D COUNCIL DISTRICT 9
NPU RECOMMENDATION: **APPROVAL**
STAFF RECOMMENDATION: **APPROVAL CONDITIONAL**
ZRB RECOMMENDATION: **APPROVAL CONDITIONAL**
2. **U-10-02-** An Ordinance granting a Special Use Permit pursuant to Section 16-06.005 (1) (g) for a Personal Care Home, property located at **168 Brownlee Road, S.W.**, fronting approximately 50 feet on the east side of Brownlee Road. Depth: approximately 150 feet. Area 0.17 acres. Land Lot 244, 14th District, Fulton County, Georgia.
APPLICANT: HAROLD PRECIADO
OWNER: HAROLD PRECIADO
NPU-H COUNCIL DISTRICT 10
NPU RECOMMENDATION: **NO ACTION TAKEN**
STAFF RECOMMENDATION: **APPROVAL CONDITIONAL**
ZRB RECOMMENDATION: **30-DAY DEFERRAL-APRIL 2010**
3. **U-10-03-** An Ordinance granting a Special Use Permit pursuant to Section 16-05.005 (1) (g) for a Personal Care Home, property located at **1681 Delowe Drive, S.W.**, fronting approximately 90 feet on the west side of Delowe Drive. Depth: approximately 200 feet. Area 0.41 acres. Land Lot 185, 14th District, Fulton County, Georgia.
APPLICANT: KEISHA D. REED
OWNER: DANIEL REED
NPU-R COUNCIL DISTRICT 11
NPU RECOMMENDATION: **TIE VOTE (7 TO DENY/7 TO APPROVE)**
STAFF RECOMMENDATION: **APPROVAL CONDITIONAL**
ZRB RECOMMENDATION: **DENIAL**

DEFERRED CASES:

4. **U-09-35-** An Ordinance granting a Special Use Permit pursuant to Section 16-06.005 (1) (g) for a Personal Care Home, property located at **2874 Waters Road, S.W.**, fronting approximately 89.63 feet on the east side of Waters Road and approximately 30 feet southwest of the intersection of Waters Road and Baker Drive. Depth: varies. Area: 0.34 acres. Land Lot 68, 14th District, Fulton County, Georgia.
APPLICANT: CONRAD RASMUSSEN
OWNER: LATONYA A. WALTER
NPU-Z COUNCIL DISTRICT 12
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: FILE
ZRB RECOMMENDATION: FILE

5. **Z-09-27-**An Ordinance to rezone from the RG-3 (Residential General-Sector 3) District to the MR-5A (Multifamily Residential) District and RG-3 (Residential General-Sector 3-Conditional) District, property located at **240 Colonial Homes Drive, N.W.**, fronting approximately 875 feet on the north and south side of Colonial Homes Drive beginning approximately 680 feet from the west corner of Peachtree Road. Depth: varies. Area: approximately 20.76 acres. Land Lots 110 and 111, 17th District, Fulton County, Georgia.
OWNER: POPE AND LAND ENTERPRISES, INC.
APPLICANT: POPE AND LAND ENTERPRISES, INC.
NPU-C COUNCIL DISTRICT 8
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: 90-DAY DEFERRAL-JUNE 2010
ZRB RECOMMENDATION: 90-DAY DEFERRAL-JUNE 2010

6. **Z-09-38-**An Ordinance to rezone from the C-1 C(Community Business-Conditional) District to the C-1 C(Community Business-Conditional) District, for the purposes of a change of conditions, property located at **2815-2839 Peachtree Road, N.E.**. The property fronts 275 feet on the southeasterly side of Peachtree Road beginning 99.92 feet from the northwest corner of Rumson Road. Depth: varies. Area: 1.24 acres. Land Lot 100. 17th District, Fulton County, Georgia.
OWNER: GARDENBRAND, LLC.
APPLICANT: GARDENBRAND, LLC.
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

7. **Z-09-45-** An Ordinance to rezone property from R-4 (Single Family Residential) to C-1 (Community Business), property located at **1187 Hosea L. Williams, Drive, N.E.**, fronting approximately 50 feet on the south side of Hosea L. Williams Drive, beginning 90 feet from the southeast corner of Moreland Avenue. Depth: approximately 169.51 feet. Area: approximately 0.194 acre. Land Lot 208, 15th District, Dekalb County, Georgia.
OWNER: SUGARMAN ABNEY DEVELOPMENT, LLC
APPLICANT: ERIC J. KRONBERG
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
8. **Z-09-46-** An Ordinance to rezone property from R-4 (Single Family Residential) to MR-2 (Multi-family Residential) District, property located at **884, 892, 898 and properties with the following parcel identification numbers (14-0008-0010-005-0, 14-0008-0010-006-08 and 14-0008-0010-026-6 McDonough Boulevard S.E. and property identified as 14-0008-0010-015-9 Hanes Circle, S.E.** fronting approximately 418.45 feet on the north side of McDonough Boulevard. Depth: approximately 612.51 feet. Area: approximately 5.27 acres. Land Lot 8, 14th District, Fulton County, Georgia.
OWNER: ROGER P. GLASS, SR.
APPLICANT: ROGER P. GLASS, SR.
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: NO ACTION TAKEN
STAFF RECOMMENDATION: 60-MAY DEFERRAL-MAY 2010
ZRB RECOMMENDATION: 90-DAY DEFERRAL-JUNE 2010

END OF AGENDA